

2026

**THE LEGISLATIVE ASSEMBLY FOR THE
AUSTRALIAN CAPITAL TERRITORY**

ELEVENTH ASSEMBLY

**Belconnen Town Centre Masterplan Review - Assembly
Resolution of 7 May 2026 - Government Response**

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The 2016 Belconnen Town Centre Master Plan established a long-term vision for Belconnen as a vibrant, mixed-use, accessible and sustainable town centre. The Master Plan sought to support urban renewal, economic activity and improved liveability through a range of place-based initiatives, including activation of Emu Bank as a key waterfront destination, strengthening Lathlain Street as the civic and commercial heart of the centre, improving transport and movement connections, and enhancing public spaces to support community use and place-making.

Since the Master Plan was adopted, Belconnen Town Centre has experienced substantial growth and change. Significant residential development has occurred across the town centre, contributing to Belconnen's evolution as one of Canberra's major residential, employment, commercial and recreational destinations. Many of the development outcomes anticipated by the Master Plan have been delivered through subsequent planning reforms, infrastructure investment, land release programs, development activity and public realm improvements.

The role of Master plans

The 2016 Belconnen Town Centre Master Plan was prepared under the planning framework that existed at the time and established a long-term vision for the future development, renewal and place-making of the Belconnen Town Centre. As a non-statutory strategic planning document, its purpose was to identify opportunities, guide future planning and investment decisions, and inform subsequent changes to planning controls, infrastructure planning and government priorities. It was not intended to operate as a delivery program or to create binding implementation obligations.

Since the Master Plan was prepared, the ACT planning system has undergone significant reform through the introduction of the [Planning Act 2023](#). The contemporary planning framework places greater emphasis on territory-wide strategic planning, district-level planning and outcomes-focused decision-making. Under this framework, [District Strategies](#) now provide the primary mechanism for identifying long-term priorities, growth opportunities, infrastructure needs and future planning investigations across each district, including Belconnen.

As a result, many of the strategic directions and aspirations contained in the Belconnen Town Centre Master Plan have either been incorporated into statutory planning controls, progressed through government programs and investment decisions, or been overtaken by more recent planning work, including the Belconnen District Strategy.

Implementation of the Master Plan should not be viewed solely through the delivery of individual actions. Rather, its success is better assessed through the extent to which its strategic vision has informed ongoing planning, development, infrastructure investment and place outcomes within the town centre. Under the current planning system, these outcomes are now monitored and advanced through District Strategies, Territory Plan processes, infrastructure planning programs, and government budget and investment decisions, providing greater flexibility to respond to changing community needs, growth pressures and government priorities over time.

The planning system established under the [Planning Act 2023](#) provides a more adaptable framework for managing growth and development across the Territory. The contemporary planning framework:

- provides a strategic and flexible basis for planning and investment decisions;
- enables district strategies to identify priorities and inform future investigations, planning studies and business cases;
- supports decision-making that can adapt to changing circumstances, emerging needs and government priorities; and
- places greater emphasis on ongoing monitoring and review through district planning, infrastructure planning and statutory planning controls.

This approach reflects a shift from assessing implementation solely against a historical master plan towards considering whether the broader strategic outcomes sought by the Master Plan have been achieved through contemporary planning mechanisms.

This report is the Government Response to Assembly Resolution of 7 May 2026 on the Belconnen Town Centre Master Plan Review.

The resolution:

Calls on the government to:

2(a) conduct a formal implementation review of the 2016 Belconnen Town Centre Master Plan that identifies:

- (i) each project, policy or initiative identified in the master plan and status of delivery;*
- (ii) whether each item has been completed, partially completed, deferred or abandoned;*
- (iii) the year in which each completed project was delivered;*
- (iv) the budgeted and actual cost of each delivered project;*
- (v) the reasons why any identified project or initiative has not progressed; and*
- (vi) population growth in the Belconnen Town Centre since 2016 compared with the delivery of supporting infrastructure, including schools, health services, transport, community and sporting facilities and open spaces;*

(b) provide an assessment of the adequacy of social infrastructure, public space, recreation facilities and community amenities within the Belconnen Town Centre, noting the substantial residential growth that has occurred since 2016;

(c) report on the amount of developer contributions, lease variation charges and other planning-related revenues generated from development in the Belconnen Town Centre since 2016 and how those funds have been allocated to local infrastructure; and

further calls on the government to:

3(a) consult with the local Belconnen businesses, community and the Belconnen Community Council about establishing a Belconnen Town Centre Renewal Authority

Response to the Assembly Resolution

2(a) Formal implementation review of the 2016 Belconnen Town Centre Master Plan

The government has reviewed the implementation of the 2016 Belconnen Town Centre Master Plan.

An implementation review is provided at Attachment A. The attachment identifies each project, policy and initiative contained within the Master Plan and outlines:

- the status of delivery;
- whether actions are completed, partially completed, underway, superseded, deferred or not progressed;
- the year of completion where applicable;

- available project cost information where publicly available;
- how actions have been implemented or progressed; and
- reasons why actions have not progressed or have been superseded.

The review demonstrates that substantial progress has been made in delivering the Master Plan's vision. Many recommendations have been implemented through planning reforms, infrastructure investment, land release programs, public realm improvements, transport projects and private sector development. Other recommendations have been overtaken by changes in policy, planning frameworks, evolving community priorities or alternative delivery approaches.

The government notes that the Belconnen Town Centre Master Plan was prepared under a previous planning framework. Since that time, the *Planning Act 2023* has established a contemporary planning system centred on strategic planning, district planning and outcomes-focused decision-making. Many of the strategic directions contained within the Master Plan have subsequently been incorporated into statutory planning controls, district planning and government investment programs. Cost of each delivered project has been included where possible. A substantial number of initiatives within the Master Plan were progressed within the existing resources of the public service.

Population growth and delivery of supporting infrastructure

Belconnen Town Centre has accommodated significant residential growth since 2016, with its population increasing by 2,486 people (37%), from 6,743 residents in 2016 to 9,229 in 2023. Over the same period, the wider Belconnen district grew by approximately 13,000 residents, from 96,049 people in 2016 to around 109,000 in 2023. This means the town centre accounted for almost one-fifth of the district's population growth despite representing only a small proportion of the district's land area. During this period, investment has also occurred in transport infrastructure, active travel networks, public spaces, environmental improvements, recreation facilities and community infrastructure.

Examples include improvements to walking and cycling infrastructure, foreshore upgrades around Lake Ginninderra, environmental rehabilitation works, public transport planning, recreation and park improvements, community facilities planning, and ongoing renewal of key precincts within the town centre.

Under the current planning system, assessment of growth and infrastructure requirements is undertaken through District Strategies, infrastructure planning programs, social infrastructure planning and government investment processes rather than through implementation tracking of individual master plans.

2(b) Assessment of social infrastructure, public space, recreation facilities and community amenities

The government notes the findings of the ACT Community, Recreation and Sports Facilities Needs Assessment and Social Infrastructure Audit, which provides a contemporary evidence base for considering future community infrastructure requirements.

The assessment found that Belconnen is currently well positioned to support its existing population and is generally well placed to accommodate future growth, given its significant concentration of community facilities, recreation assets, public transport services, public spaces and supporting infrastructure.

Belconnen Town Centre benefits from:

- district-level community facilities;

- cultural and library services;
- educational facilities;
- public transport infrastructure;
- retail and commercial services;
- recreation and sporting opportunities;
- extensive public open space associated with Lake Ginninderra; and
- a network of parks, paths and community amenities serving both the town centre and the broader district.

These assets provide a strong foundation to support the substantial residential growth that has occurred since adoption of the Master Plan.

The government also notes that future community infrastructure requirements are being examined through current planning work.

2(c) Planning-related revenues and infrastructure funding

The Assembly has requested information regarding developer contributions, Lease Variation Charge revenue and other planning-related revenues generated within Belconnen Town Centre since 2016 and the allocation of those funds.

A range of planning-related charges, fees, levies and costs may be associated with development activity in the ACT. There are fees and levies administered across a variety of government and non-government entities, including for example Evo Energy.

Preparing a comprehensive account of all planning-related revenues and development-related costs associated with development in Belconnen Town Centre over the past decade would require significant manual analysis across multiple government systems, agencies and non-government entities.

It is also important to note that planning-related revenues are generally not hypothecated to infrastructure projects within the locality in which they are generated. Such revenues typically form part of consolidated Territory revenue and infrastructure funding decisions are subsequently made through the Budget process, considering Territory-wide priorities, growth pressures, service requirements, asset renewal needs and available funding.

Consequently, planning-related revenue generated from development within Belconnen Town Centre has not been directly allocated to specific infrastructure projects within the town centre. This approach provides flexibility to allocate infrastructure funding across the Territory according to need and government priorities.

3(a) – Belconnen Town Centre Renewal Authority

The Assembly has further called on the government to consult with local businesses, the community and the Belconnen Community Council regarding the establishment of a Belconnen Town Centre Renewal Authority.

On 1 September 2026, a Belconnen Town Centre community roundtable was held, bringing together local organisations and community representatives to discuss opportunities and challenges facing the town centre, including the potential role of a Belconnen Town Centre renewal authority.

Participants identified a range of issues relating to strategic planning, infrastructure delivery and urban governance in the Belconnen Town Centre. Key themes included perceptions that infrastructure planning and delivery are not always keeping pace with growth, concerns about coordination across government agencies, and a desire for greater focus on community development, place-making and liveability outcomes. While these issues were raised in the context of Belconnen, participants acknowledged that similar challenges may exist in other ACT town centres.

There was broad support for stronger community-focused urban renewal, including investment in community facilities, public and social spaces, place-making initiatives, and measures to enhance the liveability of the town centre for residents and visitors.

Participants discussed a Belconnen Town Centre renewal authority as one potential mechanism to address these challenges. It was considered that such an authority could play a role in improving coordination across government agencies, supporting integrated land use and infrastructure planning, overcoming siloed decision-making, and driving community development and place-making outcomes.

However, participants noted that this was an early-stage discussion and that while there was support for exploring the concept further, participants indicated that alternative governance, planning or coordination approaches may also be capable of achieving improved outcomes for the Belconnen Town Centre. The indicative nature of the discussion should also be noted, given the limited number of stakeholders involved.

The ACT Government considers there are opportunities to address the issues raised through the roundtable and strengthen strategic planning, infrastructure coordination and urban governance outcomes through:

- the development of the integrated Planning and Transport Strategy
- ongoing work to strengthen the design, implementation and impact of District Strategies, which are the primary mechanism for delivering strategic planning outcomes, including more detailed planning at the town centre level where appropriate; and
- a refresh of the District Strategies following the development of the integrated Planning and Transport Strategy.

Noting the opportunities above, the ACT Government does not consider the establishment of a separate Belconnen Town Centre Renewal Authority is necessary at this time.

Attachment A: Belconnen Town Centre Master Plan 2016 – Implementation Status Table

Belconnen Town Centre Master Plan 2016 — Implementation Status table

This table provides a consolidated summary of the 134 recommendations contained in Chapters 5 and 6 of the Belconnen Town Centre Master Plan 2016. It records the implementation status of each recommendation, the year completed (where applicable), associated costs (where publicly available), the mechanism through which the recommendation has been delivered or progressed, and a supporting public reference. The table has been prepared to support the implementation review requested through Notice Paper No. 54 of 26 March 2026 (Mr Cain and Ms Barry).

Implementation status has been assessed using the standardised definitions set out below. These definitions provide a consistent framework for assessing progress across all recommendations and distinguish between recommendations that have been fully delivered, partially delivered, actively progressing, ongoing in nature, not commenced, superseded, or are outside ACT Government responsibility.

Statutory Framework

Unless otherwise stated, planning-related recommendations have been assessed against the planning framework in force at the time of preparation of this review. The principal statutory mechanism for implementing planning-related recommendations is Territory Plan Variation 342 (TPV342). Since its initial notification, the Belconnen District Policy (NI2023-540) has been amended, with the relevant operative provisions comprising the Residential Zones Policy (E01), effective from 6 June 2025, and the Commercial Zones Policy (E02), effective from 18 April 2025. These provisions are supplemented by the Planning (Belconnen District) Technical Specifications 2026 (No. 1) (NI2026-157) and the Planning (Commercial Zones) Technical Specifications 2025 (No. 1) (NI2025-531), made under section 51 of the Planning Act 2023.

Interpretation Notes

- Recommendations have been assessed against the implementation status definitions adopted for this review.
- Where the purpose of a recommendation was to introduce, amend or establish a planning, policy, zoning or regulatory mechanism, implementation has been recorded as completed when the relevant statutory framework, policy or planning control has been introduced and become operative.
- Where a recommendation relates to infrastructure, public realm improvements, facilities, services, investigations or programs, implementation has been assessed according to the extent to which the intended outcome has been delivered.
- The existence of a development application, strategic study, future investigation or possible future project has not been treated as implementation unless it directly fulfils the intent of the recommendation.
- Recommendations relating to ongoing operational, management, maintenance or regulatory activities may be classified as Ongoing where they do not have a defined completion point.
- Costs have been included where publicly available. Where costs are unavailable, unable to be disaggregated from a broader program, not publicly reported or not applicable, a standard explanatory notation has been used.
- Where a recommendation has been implemented through a broader project, program, policy reform, operational activity or ongoing service delivery function, a discrete project cost may not be available or capable of separate attribution. In these circumstances, standard cost descriptors have been applied and, where applicable, cross-references are provided to the primary project or program through which delivery occurred to avoid double-counting of costs.
- Years recorded in the “Year Completed” column represent the year in which implementation was completed. For recommendations that remain Underway, Partially Completed, Ongoing, Not Yet Started, Superseded, or Not Yet Started / Superseded, the column should be recorded as Not Applicable, with any anticipated delivery date referenced in the implementation commentary where relevant.
- Recommendations classified as This is a Matter for the National Capital Authority relate to land, assets or functions for which implementation responsibility rests with the National Capital Authority and are therefore outside the scope of ACT Government implementation reporting.

Implementation Status Definitions

Status	Definition	Examples / Guidance
Completed	The recommendation has been fully delivered. For recommendations relating to planning, policy, zoning or regulatory changes, the required statutory mechanism has been established and implemented.	- Planning controls introduced. - Facility constructed and operational. - Infrastructure delivered and operational. - Investigation completed where the recommendation was solely to undertake a study.
Partially Completed	A substantial component of the recommendation has been delivered; however, one or more elements remain outstanding, are being progressively implemented, or are planned for future completion.	- Some infrastructure completed with further works still required. - One component of a study or program completed while other elements remain outstanding. - Implementation occurring across multiple stages.
Underway	Work is actively progressing through funded investigation, design, statutory planning, procurement, construction or another approved implementation process. There is a clearly identified pathway to delivery and implementation activity has commenced.	- Design underway. - Construction underway. - Funded project in delivery phase. - Active government project with an identified implementation pathway.
Ongoing	The recommendation relates to a continuing operational, maintenance, management, monitoring or regulatory activity that does not have a defined completion point and forms part of ongoing government responsibilities.	- Tree planting and maintenance programs. - Parking management and enforcement. - Environmental or habitat management. - Routine asset maintenance and renewal.
Not Yet Started	No substantive action has commenced, and no funded implementation mechanism, approved project or active program of work has been identified.	No identified project, program, funding commitment or active investigation.
Superseded	The recommendation has not been delivered in its original form because circumstances have materially changed, or because an alternative project, policy, planning approach, or government initiative has replaced the original recommendation.	- Original proposal replaced by a different approved project. - Policy or planning outcomes achieved through an alternative approach.
Not Yet Started / Superseded	No substantive action has commenced, and the recommendation is unlikely to proceed because circumstances have changed or an alternative approach has emerged that has reduced the need for implementation.	- Recommendation remains unimplemented and is no longer proposed for delivery. - Alternative initiatives have reduced the need for implementation.
This is a matter for the National Capital Authority	Implementation responsibility rests with the National Capital Authority rather than the ACT Government. Accordingly, implementation progress is outside the scope of ACT Government delivery and reporting.	Recommendations affecting land, assets or functions under National Capital Authority jurisdiction.

Belconnen Town Centre Master Plan 2016 — Implementation Status table

	Initiative	Status of delivery	Year Completed	Cost	How delivered / how underway	Publicly available reference
General recommended planning policies (7 items)						
1	General recommended planning policies 1 (Master Plan p.74) As part of measures to improve pedestrian and cycle routes in the town centre, additional verge space may be possible adjacent to Westfield Belconnen.	Completed	—	\$0.1m	A feasibility study was completed for the Belconnen Town Centre Active Travel network in 2016. This study made recommendations in relation to the areas outside of Westfield which has informed planning and delivery work.	The study is not publicly available.
2	General recommended planning policies 2 (Master Plan p.74) Consider measures that may assist Westfield Belconnen to provide a range of uses along its frontage to Benjamin Way that provide after-hours activity and help engage the centre with Margaret Timpson Park.	Completed	February 2019	No discrete project cost. Implemented through statutory planning and policy processes.	The Territory Plan establishes a mandatory requirement that development provides active frontages to Benjamin Way (Primary Active Frontage per Belconnen District Policy). The requirement for active frontages along Benjamin Way was first embedded as a statutory Territory Plan control through Variation 342 (approved February 2019), which implemented the recommendations of the 2016 Belconnen Town Centre Master Plan.	Territory Plan Variation No. 342
3	General recommended planning policies 3 (Master Plan p.74) Identify zones where noise may be an issue and new residential developments will be required to comply with the noise attenuation requirements of the multi-unit housing development code. This will address noise from existing noise sources including the Belconnen Skate Park, bus stations, service trade uses and entertainment venues.	Completed	—	Delivered within existing agency resources and funded through existing operational appropriations.	Where the EPA <i>Guidelines for Noise Management Plans for Development Applications</i> apply, they specify noise attenuation requirements for residential development in accordance with AS2107:2000 and the relevant noise zone standards under the Environment Protection Regulation 2005. These guidelines require consideration of both external and internal noise sources at the design stage, with appropriate mitigation measures incorporated into building design.	Environment Protection Regulation 2005 (ACT)
4	General recommended planning policies 4 (Master Plan p.74) Suggest methods to reduce the possible impact of noise that could be considered during early stages of design, including the orientation of bedrooms and balconies away from the noise source or incorporating 'wintergarden balconies', which provide an additional noise barrier.	Completed	2023	Delivered within existing agency resources and funded through existing operational appropriations.	Environment Protection Policy Where the EPA <i>Guidelines for Noise Management Plans for Development Applications</i> apply through planning policies and guidance, they specify noise attenuation requirements for residential development in accordance with AS2107:2000 and the relevant noise zone standards under the Environment Protection Regulation 2005. These guidelines require consideration of both external and internal noise sources at the design stage, with appropriate mitigation measures.	ACT Housing Design Guide (s6.6F – Noise and Acoustic Comfort) Environment Protection Regulation 2005 (ACT)

	Initiative	Status of delivery	Year Completed	Cost	How delivered / how underway	Publicly available reference
5	General recommended planning policies 5 (Master Plan p.74) When a noise management plan is required, identify existing noise levels by monitoring of the noise source and address the higher noise level of either the code or what was recorded.	Completed	—	Delivered within existing agency resources and funded through existing operational appropriations.	<u>Environment Protection Policy</u> Noise standards for each land use are prescribed under the <i>Environment Protection Regulation 2005</i> . These standards apply at the block boundary of the noise source, reducing the need for site-specific noise monitoring. This approach provides certainty at the development design stage and avoids the cost and complexity of monitoring, particularly where noise-generating activities are intermittent or seasonal (e.g. occurring during warmer months).	Environment Protection Regulation 2005 (ACT) Noise standards - Access Canberra
6	General recommended planning policies 6 (Master Plan p.74) Where new noise sources are proposed near to existing or proposed residential areas, require the noise management plan to meet maximum noise levels on the noise source block, rather than at the boundary of impacted (residential) blocks. The expansion of Westfield Belconnen to provide an active frontage to Lathlain Street has been very successful. Providing a similar active frontage to Westfield's Benjamin Way frontage will open up the centre to Margaret Timpson Park.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Noise compliance is assessed against the applicable noise zone standard at the boundary of the noise-generating site, consistent with ACT environmental requirements. Planning controls were introduced to require active frontages along Benjamin Way, supporting a more active and engaging street environment including on Benjamin Way.	Environment Protection Regulation 2005 (ACT) Territory Plan Variation No. 342
7	General recommended planning policies 7 (Master Plan p.92) Establish development controls that provide incentives to contribute to the improvement of the centre's public domain (refer section 5.6.3).	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to provide incentives for developments that deliver improved public-domain, sustainability and design-quality outcomes through the building height framework.	Territory Plan Variation No. 342
Recommended planning policies (55 items)						
8	Recommended planning policies 1 (Master Plan p.76) Adopting the 'smart parking' initiative will enable the more efficient use of nearby carparks and avoid the need to construct additional structured car parks.	Superseded	2016	\$330,000	A smart parking trial was undertaken but was not progressed beyond the pilot stage. The initiative has since been overtaken by broader parking management approaches.	
9	Recommended planning policies 2 (Master Plan p.76) Buildings will be permitted up to four storeys on 60% of the four-storey zones indicated on Map 19, provided the buildings are set back a minimum 6 metres from side boundaries and are orientated to retain some existing views to the lake from the apartments opposite and avoid a four-storey 'wall' to either the lake or Emu Bank.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to permit buildings of up to four storeys in designated areas where specified design, setback and view-retention requirements are satisfied.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540 Planning (Belconnen District) Technical Specifications 2026 (No 1)

	Initiative	Status of delivery	Year Completed	Cost	How delivered / how underway	Publicly available reference
10	Recommended planning policies 3 (Master Plan p.76) Consider adjusting existing car parking controls for the area to ensure redevelopment is a viable outcome.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Parking requirements were reviewed and incorporated into planning controls through updated parking and vehicle access provisions.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540
11	Recommended planning policies 4 (Master Plan p.76) Require a minimum 10 metre setback from the lakeside block boundary to the building line of redevelopment sites to encourage landscaped outdoor eating areas at the same level as the shared path.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to require a 10-metre setback from the lakeside boundary, supporting landscaping, outdoor dining opportunities and improved public-domain outcomes.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540
12	Recommended planning policies 5 (Master Plan p.76) Require a minimum 3-metre-wide pedestrian easement on each side boundary, apart from the north-west boundary of Block 80, Section 65 to maintain pedestrian connections from Emu Bank to the lake.	Partially Completed	2019 2024 ongoing	n/a	Planning controls protect pedestrian connections between Emu Bank and the lake. Additional foreshore widening and public-domain improvements are being delivered through the Emu Bank Foreshore Upgrade	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540 Emu Bank foreshore upgrade
13	Recommended planning policies 6 (Master Plan p.82) Consolidate blocks 2 and 3, Section 22 to enable mixed- use development with active uses at ground floor, as indicated on Map 20. This site could be suitable for use as a structured carpark, however if the primary use is residential, the first floor is to be used as commercial, to provide additional small office space.	Completed	2019 to 2022	n/a	The site was rezoned for mixed-use development and released to market in 2022 as the Belconnen Village on Walder project, enabling approximately 189 dwellings and supporting town-centre renewal.	Territory Plan Variation No. 342 Lathlain Street Precinct – Suburban Land Agency
14	Recommended planning policies 7 (Master Plan p.82) Establish controls to limit building heights in accordance with Map 20: >Sections 185 and 186 up to six storeys >Sections 22 up to eight storeys >Block 2, Section 23 up to 18 storeys including a six storey podium >Part Block 24, Section 21 up to 12 storeys including a six-storey podium >Section 151, block 1 and Section 52, block 26, up to 12 storeys including a structured carpark, subject to a development master plan.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to establish precinct-specific building height limits across the Lathlain Street Precinct, consistent with the Master Plan framework.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540
15	Recommended planning policies 8 (Master Plan p.82) Form a left in / left out intersection where the proposed Walder street extension meets Lathlain Street.	Superseded	—	n/a	A current development application proposes the reconfiguration of land within Section 21 to facilitate a public park and improve traffic management within the Lathlain Street Precinct. The proposed Walder Street extension has been removed from the design.	Lathlain Street Precinct – Suburban Land Agency

	Initiative	Status of delivery	Year Completed	Cost	How delivered / how underway	Publicly available reference
16	Recommended planning policies 9 (Master Plan p.82) Given the existing 4.4 metre width is not sufficient, adjust the Lathlain Street boundaries of Blocks 1 and 24, Section 21 and Block 3, Section 21 to provide a minimum verge width (from the gutter to the block boundary) of 6 metres to ensure the verge provides suitable space for pedestrians and large canopied street trees.	Superseded	—	n/a	A current development application proposes adjustments to the remaining Lathlain Street boundaries to provide a minimum verge width, ensuring sufficient space for pedestrians and large-canopy street trees.	Lathlain Street Precinct – Suburban Land Agency
17	Recommended planning policies 10 (Master Plan p.82) Maintain space for community uses with a substantial ground floor presence.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to protect opportunities for community uses at ground level and support an active and diverse streetscape within the Lathlain Street Precinct.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540
18	Recommended planning policies 11 (Master Plan p.82) Reconfigure blocks 1 and 24, Section 21 and Block 3, Section 21 into new blocks to enable the construction of a public park between Rae Street and Lathlain Street, an extension of Walder Street through to Lathlain Street, and the construction of a maximum 12-storey building on the northern portion.	Superseded	—	n/a	A current development application proposes the reconfiguration of Blocks 1 and 24, Section 21 and Block 3, Section 21 to facilitate a public park and a building of up to 12 storeys on the northern portion of the site.	Lathlain Street Precinct – Suburban Land Agency
19	Recommended planning policies 12 (Master Plan p.82) Restrict subdivision of land that could compromise the ability to achieve the development outcomes or land use intensity envisaged for the precinct.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to restrict subdivision that could compromise the intended development outcomes and land-use intensity of the Lathlain Street Precinct.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540
20	Recommended planning policies 13 (Master Plan p.82) Rezone Block 2, Section 21 and Sections 185 and 186 from CZ3 to Business Zone (CZ2).	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to rezone Block 2, Section 21 and Sections 185 and 186 from CZ3 to CZ2, supporting mixed-use redevelopment and renewal of the precinct.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540
21	Recommended planning policies 14 (Master Plan p.82) Rezone Block 4 Section 22 from CZ3 to road reserve to enable a wider verge to Josephson Street.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to rezone the site to road reserve, enabling a wider verge along Josephson Street and supporting improved pedestrian outcomes.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540

	Initiative	Status of delivery	Year Completed	Cost	How delivered / how underway	Publicly available reference
22	Recommended planning policies 15 (Master Plan p.82) Rezone the extension of Walder Street and associated verges from CZ3 to road reserve. Rezone the northern portion of existing Block 24, Section 21 from CZ3 to Business Zone (CZ2).	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to rezone the relevant land to road reserve and CZ2, facilitating the planned street extension and future mixed-use redevelopment outcomes.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540
23	Recommended planning policies 16 (Master Plan p.82) Rezone the proposed new Walder Street Park from Services Zone (CZ3) to Urban Open Space (PRZ1).	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to rezone land for urban open space, enabling delivery of Walder Street Park as part of the broader Lathlain Street precinct works, including landscaping, wider verges and public-domain improvements.	Territory Plan Variation No. 342 Lathlain Street Precinct – Suburban Land Agency
24	Recommended planning policies 17 (Master Plan p.82) Sections 185 and 186 are to have active frontage to Purdue or Walder streets at ground level and commercial space at first floor, with residential uses permitted above. The first-floor commercial is intended to provide space for small offices and provide a buffer between residential uses and possibly noisy ground floor uses.	Completed	2019, 2025	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls support active frontages and mixed-use development along Purdue and Walder Streets. Future development applications will determine how these requirements are implemented on individual sites.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540
25	Recommended planning policies 18 (Master Plan p.82) Sections 22,23, 185, 186 and part 21 are to be rezoned from Services Zone (CZ3) to Business Zone (CZ2).	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to rezone Sections 22, 23, 185, 186 and part of Section 21 from CZ3 to CZ2, supporting mixed-use redevelopment and increased employment and residential opportunities.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540
26	Recommended planning policies 19 (Master Plan p.82) Set back development on Section 22 to 20 metres from the Rae Street site boundary to enable a landscaped park area, which will form a visual extension of the new park proposed to front onto Lathlain Street. The construction and maintenance of the park on Section 22 will be the responsibility of the block lessee.	Underway	2026	n/a	A current development application includes landscaping along Rae Street and a connected landscaped open-space corridor extending to Walder Street.	Lathlain Street Precinct – Suburban Land Agency
27	Recommended planning policies 20 (Master Plan p.85) Large blocks that can support several taller buildings are required to provide a clear variety in building heights, rather than several buildings all at or near the maximum height limit.	Underway	Ongoing	n/a	Building height controls provide variation across larger development sites to encourage a diverse skyline and improved urban design outcomes. These provisions are applied through the development assessment process.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540

	Initiative	Status of delivery	Year Completed	Cost	How delivered / how underway	Publicly available reference
28	Recommended planning policies 21 (Master Plan p.85) Revise the Belconnen Precinct Code to specify a range of maximum height limits for all areas of the centre. The following maximum heights are dependent on satisfying a number of the criteria outlined in section 5.6.3: [refer to the Master Plan for the specific values].	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to establish maximum building heights and associated incentive provisions consistent with the height framework identified in the Master Plan.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540
29	Recommended planning policies 22 (Master Plan p.85) Incorporate a clear base, middle and top for taller buildings (12 storeys or above) unless demonstrating exceptional design quality. Buildings must provide a strong relationship with the public domain and avoid towers that continue to the ground. >Building bases or podiums will define entrances and provide attractive and active frontages to main pedestrian areas. >The middle of taller buildings will be set back in accordance with Table 5. >The top of taller buildings will provide an appropriate finish to the building form and be designed to integrate or conceal plant rooms.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to require taller buildings to incorporate appropriate podium, tower and roof-form elements that improve design quality, street activation and visual integration.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540
30	Recommended planning policies 23 (Master Plan p.86) Establish development controls that provide incentives for good development outcomes on sites where the base maximum allowed height is four storeys or higher. To achieve additional storeys in accordance with Table 4, it is recommended that a number of the following criteria will be required to be met. This provides flexibility for site or design constraints: >The developer provides a clear demonstration of how the development exceeds the minimum statutory requirements for environmentally sustainable development (e.g., energy rating, Water Sensitive Urban Design, solar access). Residential buildings should be designed to optimise solar access, energy efficiency and cross ventilation. >The de...	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to establish a height incentive framework that rewards developments delivering improved sustainability, design quality, public-domain outcomes, housing diversity and active travel benefits.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540
31	Recommended planning policies 24 (Master Plan p.88) Avoid arcades which provide dual frontages to shops. These often result in the street frontage being closed off.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to prioritise direct street engagement and active frontages, reducing reliance on internal arcades that can diminish street activity.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540

	Initiative	Status of delivery	Year Completed	Cost	How delivered / how underway	Publicly available reference
32	Recommended planning policies 25 (Master Plan p.88) Avoid locating entrances to car parks and service areas on primary active frontages.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to discourage car park and service-area entrances along primary active frontages and support a more pedestrian-focused streetscape.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540
33	Recommended planning policies 26 (Master Plan p.88) Design communal entrances, lobby and lift areas to be clearly visible from external public spaces.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls support building entrances, lobbies and communal access areas that are visible from public spaces and contribute to passive surveillance.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540
34	Recommended planning policies 27 (Master Plan p.88) Ensure all buildings within the centre provide at least one primary street frontage, articulated by street-oriented entrances, glazing, shelter for public space, etc.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to require buildings to address the street through active frontages, entrances, glazing and weather protection elements that improve the pedestrian experience.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540
35	Recommended planning policies 28 (Master Plan p.88) Ensure ground floor apartments and commercial tenancies have individual entries from public space.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to support direct access from public space to ground-floor apartments and commercial premises, strengthening street activity and passive surveillance.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540
36	Recommended planning policies 29 (Master Plan p.88) Structured car parks are not to be located on areas identified as primary or secondary active frontage unless they provide ground floors that can support active use. Structured car parks fronting primary active frontage areas must also provide a 'skin' of offices or residential at upper-level areas where overlooking main pedestrian routes.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to discourage structured car parks on primary active frontages unless active uses are provided at ground level.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540
37	Recommended planning policies 30 (Master Plan p.88) Where primary active frontage is indicated on Map 23, the building be designed to support retail, commercial or community uses, with the primary frontage incorporating shop front style glazing, a minimum number of tenancy entries and higher ceiling levels. This frontage should avoid large areas of blank walls and supports residential or commercial uses at upper floor levels that overlook the street.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to require retail, commercial or community uses at ground level along primary active frontages.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540

	Initiative	Status of delivery	Year Completed	Cost	How delivered / how underway	Publicly available reference
38	Recommended planning policies 31 (Master Plan p.88) Where secondary active frontage is indicated in Map 23, the building will be required to be adaptable to support future active uses, including higher ceiling levels at ground floor. Where permitted, this could include ground floor residential apartments with separation from public space provided through either courtyards or a maximum 1 metre height difference. Use of small office/home office ('SOHO') adaptable apartments may be suitable in these situations. Other examples are offices or workshops that could be altered to provide multiple tenancies and entrances.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls support adaptable secondary active frontages that can accommodate residential, commercial or mixed-use activities and transition to more active uses over time.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540 Planning (Belconnen District) Technical Specifications 2026 (No 1)
39	Recommended planning policies 32 (Master Plan p.89) Enable accommodation for service trades uses by providing a minimum 4 metre ground floor ceiling height and convenient rear access to new development.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to support service-trade uses through requirements for generous ground-floor heights and functional servicing arrangements within new developments.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540
40	Recommended planning policies 33 (Master Plan p.89) Encourage a range of apartment building types within the centre. Alternatives such as SoHo or shop-top housing should be provided. This could be facilitated by redevelopment in certain areas.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls enable a range of apartment formats, including shop-top housing, SoHo-style developments and mixed-use buildings. A variety of housing types has been delivered across the town centre since 2019.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540
41	Recommended planning policies 34 (Master Plan p.89) Encourage local business to establish a united approach to promoting the area and ensure it becomes a recognisable destination. Events such as the Cohen Street waterslide attract large numbers of people and should be encouraged and supported by business in the area.	Superseded	n/a	n/a	A formal business-led promotion program was not established. Event activation continues through other initiatives.	
42	Recommended planning policies 35 (Master Plan p.89) Require all redevelopment in the area to provide awnings where buildings front a public footpath. Awnings are to be a minimum 3 metres wide and 3–4 metres high.	Completed	2019, 2023 and 2026	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to require awnings along public footpaths in key redevelopment areas, improving pedestrian comfort, weather protection and streetscape quality.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540 Planning (Belconnen District) Technical Specifications 2026 (No 1)

	Initiative	Status of delivery	Year Completed	Cost	How delivered / how underway	Publicly available reference
43	Recommended planning policies 36 (Master Plan p.89) Review the precinct code rule limiting the floor area of 'shop' to 200 m2 to enable the development of convenience supermarkets up to 1500 m2 to better serve the high-density residential area.	Completed	2019, 2023 and 2026	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were updated to enable larger convenience supermarkets within higher-density residential areas. Woolworths Metro was established as an early example of this outcome.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540 Planning (Belconnen District) Technical Specifications 2026 (No 1)
44	Recommended planning policies 37 (Master Plan p.89) Subdivide and rezone part of sections 5 and 11 at Oatley Court from Services Zone (CZ3) to Urban Open Space (PRZ1) to ensure the existing open space and parking spaces are retained.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Land was rezoned to protect open-space outcomes. Future use of the site will continue to balance open-space objectives with parking requirements associated with the Belconnen Basketball Stadium upgrade.	Territory Plan Variation No. 342 Delivering on our promise with major expansion of Belconnen Basketball Stadium
45	Recommended planning policies 38 (Master Plan p.89) Support increased building heights to stimulate residential development within the town centre. For building heights see section 5.6.2.	Completed	n/a	No discrete project cost. Implemented through statutory planning and policy processes.	Addressed through implementation of Rows 28-30 and related building height controls.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540
46	Recommended planning policies 39 (Master Plan p.89) The service trades area has strong potential to attract additional live music venues and become a popular night-time destination. Encouraging new uses that are potentially noisy to locate in the service trades area will avoid conflict with residential uses in other areas.	Underway	n/a	Delivered as part of a broader program of works. Disaggregated project costs are unavailable.	The ACT Government has committed to a review of the City Centre Entertainment Precinct's implementation. Opportunities to support entertainment and night-time economy uses in the service trades area may be examined through future ACT Government investigations into entertainment precincts.	
47	Recommended planning policies 40 (Master Plan p.89) To minimise potential conflicts between land uses and ensuring service trades uses are protected and retained, remove the current provision allowing residential uses.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to prohibit residential uses within the CZ3 Service Trades Area, helping protect employment and service-trade activities from future land-use conflicts.	Territory Plan Variation No. 342
48	Recommended planning policies 41 (Master Plan p.90) Development on National Land is encouraged to consider the objectives and intent of the development requirements indicated in this master plan.	This is a matter for the National Capital Authority	n/a	Information not held.	Responsibility of National Capital Authority.	- -

	Initiative	Status of delivery	Year Completed	Cost	How delivered / how underway	Publicly available reference
49	Recommended planning policies 42 (Master Plan p.90) The use of land currently considered 'National Land' on sections 43, 44, 49 and 50 is the responsibility of the NCA. However, any consideration of permitting residential uses on these sites as an alternative use to 'employment' should not be supported.		n/a	Information not held.	Responsibility of National Capital Authority.	
50	Recommended planning policies 43 (Master Plan p.92) See section 5.6.1 for planning policies and public domain upgrades relating to the Foreshore precinct.	Addressed Elsewhere			Addressed through Foreshore Precinct recommendations including Rows 9 to 12 (planning controls relating to lakeside development and pedestrian links), Row 58 (active travel improvements), and Rows 63 to 67 and 114 (foreshore infrastructure, path, lighting, access and public-domain upgrades associated with Emu Bank and Emu Inlet).	
51	Recommended planning policies 44 (Master Plan p.94) Allow maximum building heights for blocks 40 and 41 of Section 54 up to four storeys to ensure a viable redevelopment and better surveillance opportunities of the park and maintain existing views from the adjacent apartments.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to establish a maximum building height of four storeys for Blocks 40 and 41, Section 54, supporting redevelopment while maintaining park amenity and surrounding views.	Territory Plan Variation No. 342
52	Recommended planning policies 45 (Master Plan p.94) Consolidate blocks 40 and 41 Section 54 and rezone from Community Facilities Zone (CFZ) to Business Zone (CZ2).	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to rezone Blocks 40 and 41, Section 54 from Community Facility Zone to CZ2, facilitating future mixed-use and commercial redevelopment opportunities adjacent to Margaret Timpson Park.	Territory Plan Variation No. 342
53	Recommended planning policies 46 (Master Plan p.94) Establish planning controls for the blocks fronting Margaret Timpson Park that encourage high-quality buildings that contribute to a sense of liveliness and activity and enable contribution to the upgrade of the park.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls and land release processes support high-quality development that contributes to activity, surveillance and public-domain improvements around Margaret Timpson Park.	Territory Plan Variation No. 342
54	Recommended planning policies 47 (Master Plan p.94) Increase the allowable building heights of blocks 37 and 39 of Section 54 to six storeys to enable upper-level residential development and surveillance of the park.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to permit buildings of up to six storeys on Blocks 37 and 39, Section 54, supporting additional housing and increased park surveillance.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540 Planning (Belconnen District) Technical Specifications 2026 (No 1)

	Initiative	Status of delivery	Year Completed	Cost	How delivered / how underway	Publicly available reference
55	Recommended planning policies 48 (Master Plan p.95) Rezone the areas of open space to Urban Open Space (PRZ1).	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to rezone the identified open-space areas to PRZ1, supporting their ongoing protection and public open-space function.	Territory Plan Variation No. 342
56	Recommended planning policies 49 (Master Plan p.95) See section 5.6.1, the Lathlain Street precinct for recommended planning policies.	Completed			Addressed through the Lathlain Street Precinct recommendations contained in Rows 13 to 26, including rezoning, building heights, active frontages, block consolidation, public open space, movement connections and redevelopment controls. Associated public-domain outcomes are addressed through Rows 68 and 75.	
57	Recommended planning policies 50 (Master Plan p.96) Ensure the development of large sites provides a fine grain and permeable movement network that supports filtering of pedestrians through the centre and supports the main pedestrian areas shown in Map 2 5.	Completed	2019 and 2021	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to require large redevelopment sites to provide pedestrian permeability and active frontages. The Place Design Brief reinforces these requirements and supports improved walkability throughout the town centre.	Territory Plan Variation No. 342 Lathlain Street Precinct – Suburban Land Agency
58	Recommended planning policies 51 (Master Plan p.96) Support cyclist- and pedestrian-oriented design of buildings, public places and the traffic system.	Completed	2020 onwards	Delivered as part of a broader program of both private development and public works. Disaggregated project costs are unavailable. Note: Cost included in Row 82 (Belconnen Bikeway Program).	Delivered the ACT's Active Travel Plan which outlines ways to make it safer, more accessible, convenient and enjoyable to walk or ride. The Plan sets out 5 priorities for strengthening active travel which will help guide new projects and initiatives over the coming years. Supporting planning controls continue to reinforce active-travel outcomes in both public and private developments. Capital works delivered significant improvements to walking and cycling connections across the town centre, the University of Canberra and surrounding precincts.	Active travel planning - City Services
59	Recommended planning policies 52 (Master Plan p.102) Investigate the feasibility of sites identified as suitable for structured carparks as indicated in Map 27. While several of these could be developed for parking in the short term, others will require relocation of existing uses or may prove unsuitable.	Ongoing	n/a	Implemented as part of ongoing service delivery and funded through existing operational appropriations.	Potential locations for structured parking continue to be considered through broader parking and transport planning initiatives.	

	Initiative	Status of delivery	Year Completed	Cost	How delivered / how underway	Publicly available reference
60	Recommended planning policies 53 (Master Plan p.102) Review the parking rate requirements specified in the Parking and Vehicular Access Code, to align with recommendations of the ACT Parking Action Plan.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Parking requirements were reviewed and updated through Territory Plan reforms, aligning parking controls with broader transport and planning objectives.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540 Planning (Belconnen District) Technical Specifications 2026 (No 1)
61	Recommended planning policies 54 (Master Plan p.103) Establish development controls that provide incentives to increase environmentally sustainable building outcomes. These should encourage best practice rather than a minimum acceptable result (refer 5.6.3).	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to encourage higher levels of environmental sustainability and design quality by linking additional building height to sustainability and performance outcomes.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540 Planning (Belconnen District) Technical Specifications 2026 (No 1)
62	Recommended planning policies 55 (Master Plan p.103) The elm tree outside the Belconnen Library has heritage value as the remaining link to the original Emu Bank homestead. Consideration should be given for its inclusion on the ACT Tree Register and how it should be sensitively incorporated into any future redevelopment of the precinct.	Completed	2024	Delivered within existing agency resources and funded through existing operational appropriations.	The Belconnen Library has been entered on the ACT Heritage Register. The English Elm remains protected under the <i>Urban Forest Act 2023</i> , although it has not been separately listed on the ACT Tree Register.	ACT Heritage Register - ACT Government
Recommended public domain upgrades (42 items)						
63	Recommended public domain upgrades 1 (Master Plan p.77) Consider constructing a timber boardwalk adjacent to the existing Emu Bank lakeside shared path. This could be at the level of the path and would accommodate increased numbers of pedestrians and cyclists. This was suggested by several people during consultation and was indicated in the Belconnen Lakeshore Master Plan (1998) but has not progressed.	Superseded	n/a	<\$15m	The objectives of this recommendation will be achieved through the completed Belconnen Arts Centre Foreshore Path Link and the Emu Bank Forehorse upgrade project which is currently funded for delivery.	Emu Bank foreshore upgrade Belconnen Arts Centre Link - City Services
64	Recommended public domain upgrades 2 (Master Plan p.77) Enhance the lighting of main pedestrian areas, particularly along the shared lakeside path, from the Belconnen Arts Centre to John Knight Memorial Park to provide a greater level of safety and amenity to these areas.	Partially Completed	2024 ongoing	<\$5m	Lighting improvements have been completed at Knight Memorial Park and with the Belconnen Arts Centre path. Additional lighting upgrades will be delivered through the Emu Bank Foreshore upgrade and broader Lake Ginninderra path improvement program.	Lake Ginninderra community path improvements – City Services Lake Ginninderra path upgrades – City Services Emu Bank foreshore upgrade Belconnen Arts Centre Link - City Services

	Initiative	Status of delivery	Year Completed	Cost	How delivered / how underway	Publicly available reference
65	Recommended public domain upgrades 3 (Master Plan p.77) Improve the lakeside shared path beside Section 65. This paving has become unstable and requires replacement or repair.	Underway	2021 2024 ongoing	<\$10m	The unstable pavers are currently being managed by additional maintenance regime. The Emu Bank Foreshore upgrade which is funded for delivery will address this issue long term.	Emu Bank foreshore upgrade - City Services
66	Recommended public domain upgrades 4 (Master Plan p.77) Improve the visibility and way finding of the path connecting Chandler Street to Emu Bank, on the north side of Padthaway Gardens apartments. Providing an additional raised pedestrian crossing on Emu Bank to align with this path will increase safety and will connect Emu Bank to additional car parking along Chandler Street.	Superseded	n/a	n/a	The road and path environment along Emu Bank has been improved with the delivery of the Belconnen Bikeway and the intersection upgrade with the new bus depot access which provides safe pedestrian crossing. The existing raised pedestrian crossing and accessible connection to the south of Padthaway Gardens provides appropriate access noting the significant level change between Chandler Street and Emu Bank.	Belconnen Bikeway - City Services
67	Recommended public domain upgrades 5 (Master Plan p.77) Support TCCS in progressing the second stage of improvements to Emu Inlet. The first stage has provided substantial changes to this key area; however completion of the second stage will greatly improve the usability of the area.	Underway	2021 ongoing	<\$5m	Planning and design work is underway for the next stage of Emu Inlet activation, including improvements intended to enhance recreation and public use of the area. The completed Belconnen Arts Centre Foreshore Path Link is an important improvement to access and usability of Emu Inlet.	Emu Inlet activation – City Services Belconnen Arts Centre Link - City Services
68	Recommended public domain upgrades 6 (Master Plan p.83) Extend Walder Street through to Lathlain Street. This should continue with footpaths and street tree planting to provide a clear link between Rae Street and Lathlain Street as indicated in Map 20. This could be provided as part of off-site works for redevelopment of adjacent blocks.	Superseded	n/a	n/a	A current development application proposes the reconfiguration of Blocks 1 and 24, Section 21 and Block 3, Section 21 to facilitate a public park and improve traffic management within the Lathlain Street Precinct. The pedestrian connection would be provided through the proposed park in place of the previously identified Walder Street extension.	Lathlain Street Precinct – Suburban Land Agency
69	Recommended public domain upgrades 7 (Master Plan p.83) Higher level buildings are generally graduated back from the lake front to allow for northern views and solar access.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to step building heights down towards the lake foreshore, helping protect views, solar access and the character of the waterfront.	Territory Plan Variation No. 342

	Initiative	Status of delivery	Year Completed	Cost	How delivered / how underway	Publicly available reference
70	Recommended public domain upgrades 8 (Master Plan p.83) Higher level buildings to be generally limited to the Cameron Avenue Precinct. To achieve a high design quality, along with other aspects such as public domain improvements, it is recommended to offer developers incentives, in the form of height increases, through a revision to the precinct code. To gain additional building height, developers will need to meet a range of criteria. The suggested criteria and assessment method are outlined at section 5.6.3, 'Encourage innovation in building design'.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to concentrate taller buildings within the Cameron Avenue Precinct and support high-quality design outcomes through the building height framework.	Territory Plan Variation No. 342
71	Recommended public domain upgrades 9 (Master Plan p.83) Require all redevelopment in the area to provide awnings or continuous colonnades where buildings front a public footpath. Awnings are to be a minimum 3 metres wide and 3–4 metres high.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to require awnings or colonnades along key pedestrian routes, improving comfort, weather protection and streetscape quality.	Territory Plan Variation No. 342
72	Recommended public domain upgrades 10 (Master Plan p.83) The centre should be contained below the surrounding ridgelines to allow the landscape to remain dominant when the centre is viewed from a distance.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	The 2021 Place Design Brief provides guidance for key renewal precincts within the town centre. A consolidated streetscape master plan covering the entire town centre has not been prepared. The NCA height RL 613.7m applies to the Commonwealth-controlled area.	Territory Plan Variation No. 342
73	Recommended public domain upgrades 11 (Master Plan p.83) The existing residential areas at Emu Ridge and Totterdell Street will retain the current generally two storey limit and R22 zoning, apart from a site fronting College Street, where the height limit and zoning will be changed to better relate to the higher development opposite.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to retain the low-rise residential character of the Emu Ridge and Totterdell Street areas through zoning and building height limits, with targeted changes applied where appropriate.	Territory Plan Variation No. 342
74	Recommended public domain upgrades 12 (Master Plan p.83) To reinforce the boulevard of Benjamin Way, a consistent height that relates to the current NCA height was generally adopted.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to establish a consistent building-height framework along Benjamin Way, reinforcing its boulevard character and aligning with adjoining National Capital Authority requirements.	Territory Plan Variation No. 342

	Initiative	Status of delivery	Year Completed	Cost	How delivered / how underway	Publicly available reference
75	Recommended public domain upgrades 13 (Master Plan p.83) Upgrade streetscapes on Walder Street and Purdue Street frontages of Sections 185 and 186 to meet usage requirements in this location.	Underway	2026 ongoing	Budget information not publicly available.	Streetscape upgrades along Walder Street and Purdue Street are being delivered through the Lathlain Street Precinct works, including wider verges, landscaping and improved active-travel infrastructure.	Lathlain Street Precinct – Suburban Land Agency
76	Recommended public domain upgrades 14 (Master Plan p.86) Continue with the improvements to public areas and amenities in Belconnen town centre to ensure it remains an attractive and desirable place to live. Simple improvements such as trolley collection bays in the higher density housing area could encourage people to walk rather than drive to supermarkets.	Completed	2019 2025	n/a	Planning reforms and public-domain improvements have contributed to the amenity of higher-density residential areas. Supporting measures, including trolley bays, have been provided in some locations.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540 Planning (Belconnen District) Technical Specifications 2026 (No 1)
77	Recommended public domain upgrades 15 (Master Plan p.86) Site planning for large sections, such as Section 98 or Section 45 must provide for public access across the site.	Underway	n/a	Budget information not publicly available.	A current development application for Block 12 Section 45, Cameron Avenue, includes pedestrian connections through the site to improve permeability and public access.	
78	Recommended public domain upgrades 16 (Master Plan p.89) As part of a proposed streetscape master plan for the town centre, detailed at section 5.6.9, develop a comprehensive plan for improvements to the service trades area, including the park areas. This will determine the location for amenities including public toilets, lighting, signage, bike racks, seating and drinking water outlets. It will also detail a street tree planting plan, aimed at retaining existing eucalypts where possible, to ensure new large, canopied trees are provided throughout the service trades area.	Partially Completed	n/a	Budget information not publicly available	The 2021 Place Design Brief provides guidance for public-domain improvements across key renewal precincts. A comprehensive streetscape plan for the entire service trades area has not yet been completed.	Lathlain Street Precinct – Suburban Land Agency Belconnen Town Centre
79	Recommended public domain upgrades 17 (Master Plan p.89) Continue the use of asphalt paving to the service trades area and replace all damaged areas. Asphalt provides a cost effective and distinctive character to the service trades area.	Ongoing	n/a	Implemented as part of ongoing service delivery and funded through existing operational appropriations.	Routine path maintenance and pavement renewal continues in the town centre including within the service trades area.	n/a

	Initiative	Status of delivery	Year Completed	Cost	How delivered / how underway	Publicly available reference
80	Recommended public domain upgrades 18 (Master Plan p.89) Provide a variety of public facilities for families and children within the centre, including play spaces.	Underway	2026 ongoing	<\$5m	Margaret Timpson Park improvements (committed amount) are planned to deliver new play spaces, family facilities and enhanced recreational opportunities. Project delivery is expected by 2027. Emu inlet activation is currently underway which will see a new play space near the Belconnen Arts Centre at Emu Inlet. Emu Bank Foreshore upgrade will improve the public domain providing more opportunities for use of the public realm	Margaret Timpson Park improvements – City Services Emu Inlet activation - City Services
81	Recommended public domain upgrades 19 (Master Plan p.89) Provide attractive and safe outdoor meeting places.	Underway	Ongoing	<\$25m	Planning controls support safe visible public spaces and contribute to passive surveillance. Margaret Timpson Park improvements are planned to deliver attractive and safe outdoor meeting places, including new play spaces, family amenities and enhanced public gathering areas (committed amount). Emu inlet activation is currently underway which will see a new play space near the Belconnen Arts Centre at Emu Inlet. Emu Bank Foreshore upgrade will improve the public domain providing a safer and more attractive outdoor area for the community. Lake Ginninderra path upgrades currently underway and the completed John Knight Memorial Park path widening provide safer and more attractive outdoor meeting places. Belconnen Bikeway completed.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540 Planning (Belconnen District) Technical Specifications 2026 (No 1) Margaret Timpson Park improvements – City Services Lake Ginninderra path upgrades - City Services Lake Ginninderra path upgrade - City Services Belconnen Bikeway - City Services
82	Recommended public domain upgrades 20 (Master Plan p.90) Improve pedestrian and cycle connections through the university and on College Street to ensure they are legible and safe (refer section 5.6.11).	Completed	2020 2023	\$6.291m	Capital works delivered significant improvements to pedestrian and cycling connections between the town centre, the University of Canberra, CIT Bruce and surrounding precincts through the Belconnen Bikeway program.	Belconnen Bikeway - City Services.
83	Recommended public domain upgrades 21 (Master Plan p.93) Develop a program of habitat rehabilitation for the northern and western areas of the lake. This work could be undertaken by local community groups, through Australian Government funding.	Partially Completed	2024	Delivered as part of a broader program of works. Disaggregated project costs are unavailable. Note: Cost included in Row 116 (Belconnen Oval Wetland Project).	Habitat rehabilitation and environmental management activities continue around Lake Ginninderra through the Healthy Waterways program and community Landcare initiatives. Maintenance, weed management and restoration activities remain ongoing.	Belconnen Oval Wetland Belconnen Arts Centre Foreshore Path Link – City Services Canberra's urban lakes and ponds - City Services Weed control - City Services Volunteering - City Services Grass mowing - City Services

	Initiative	Status of delivery	Year Completed	Cost	How delivered / how underway	Publicly available reference
84	Recommended public domain upgrades 22 (Master Plan p.93) Ensure public domain improvements in this area are co-ordinated to enable the area to become a recognisable precinct and cater for increased residential population. Redevelopment provides a good opportunity to improve the public domain.	Underway	n/a	Delivered as part of a broader program of works. Disaggregated project costs are unavailable.	Public-domain improvements are being coordinated through planning controls and development assessment processes to support increased residential density and improved pedestrian connectivity.	
85	Recommended public domain upgrades 23 (Master Plan p.93) Establish a budget bid to design and construct additional parking spaces at John Knight Memorial Park. There is potential for additional perpendicular parking spaces on the north side of Townsend Place.	Not yet started / Superseded	n/a	n/a	Additional parking at John Knight Memorial Park has not been progressed. Further assessment would be required to determine whether expansion of parking facilities is feasible and appropriate. Improvements to Active Travel provision and access through the Lake Ginninderra path upgrades have been achieved.	Lake Ginninderra community path improvements – City Services Lake Ginninderra path upgrades – City Services
86	Recommended public domain upgrades 24 (Master Plan p.93) Identify ways to achieve consistent public domain outcomes from potential future development on National Land.	This is a matter for the National Capital Authority	n/a	Information not held.	Responsibility for this matter rests with the National Capital Authority. Ongoing coordination occurs between the ACT Government and the National Capital Authority.	
87	Recommended public domain upgrades 25 (Master Plan p.93) Provide facilities such as planting, seating, litter bins, and other amenities consistent with activity levels.	Underway	n/a	Delivered as part of a broader program of works. Disaggregated project costs are unavailable. Note: Cost included in Row 81	Seating, landscaping and public amenities are being delivered throughout the town centres including Margaret Timpson Park improvements, the Belconnen Oval Wetland and the Lathlain Street public-domain works program, Emu Bank foreshore upgrade, Belconnen Half pipe and Emu Inlet activation.	Margaret Timpson Park improvements – City Services Belconnen Oval Wetland Emu Bank foreshore upgrade - City Services Emu Inlet activation - City Services
88	Recommended public domain upgrades 26 (Master Plan p.93) Provide public seating at well-considered locations to break up long walking distances.	Partially Completed	n/a	Delivered as part of a broader program of works. Disaggregated project costs are unavailable.	Additional public seating has been provided in parts of the precinct, with further opportunities incorporated into planned public-domain upgrades, including Margaret Timpson Park improvements and line 87 initiatives.	Home - City Services

	Initiative	Status of delivery	Year Completed	Cost	How delivered / how underway	Publicly available reference
89	Recommended public domain upgrades 27 (Master Plan p.95) Oatley Court local parks - As a key part of the proposed streetscape master plan, redesign these areas of open space to ensure they are more usable. This could include a footpath from the carpark to the basketball centre, additional lighting, seating and vandal proof basketball hoops. Improvements to the southern area could include a barbecue and public seating. This would inform future bids for construction funding.	Underway	n/a	Delivered as part of a broader program of works. Disaggregated project costs are unavailable. Note: Cost included in Row 80 (Margaret Timpson Park Improvements).	Most of the recommended open-space improvements have been delivered through Margaret Timpson Park upgrades and associated public-domain works, improving amenity and usability within the precinct.	Margaret Timpson Park improvements – City Services Belconnen Oval Wetland Belconnen Arts Centre Foreshore Path Link – City Services Canberra's urban lakes and ponds - City Services Path network improvements - City Services Delivering on our promise with major expansion of Belconnen Basketball Stadium
90	Recommended public domain upgrades 28 (Master Plan p.97) Investigate methods of rectifying the entrapment hazard in the open space on Section 184, behind Totterdell Street.	Completed	2026	Delivered within existing agency resources and funded through existing operational appropriations.	The site was inspected and no entrapment hazards were identified. No further action was required.	
91	Recommended public domain upgrades 29 (Master Plan p.99) Work closely with TCCS to establish a program of cycle infrastructure improvements to establish a clear and safe cycle network across the centre, as indicated in Map 2 6. In particular: >Improve cycle links to Benjamin Way, initially north of College Street and subsequently to include south of College Street and connections across Belconnen Way. A future recreational path using the median of Benjamin Way may be a possibility. >Progress a clear north–south trunk cycle route based on the former Joynton Smith busway and Lathlain Street. This will provide a direct link between Florey Shops, Westfield Belconnen, Lathlain Street bus station, the Belconnen Fresh Food Markets and the Jamison Centre....	Underway	2020 2023	<\$10m Note: Cost included in Row 82 (Belconnen Bikeway Program).	Capital works delivered most elements of the town centre cycling network, including major north–south and east–west connections. Some network gaps remain for future consideration.	Belconnen Bikeway - City Services

	Initiative	Status of delivery	Year Completed	Cost	How delivered / how underway	Publicly available reference
92	Recommended public domain upgrades 30 (Master Plan p.99) Work closely with TCCS to establish a program of pedestrian infrastructure improvements. These improvements should focus on areas of greatest potential future activity, and where an increased level of safety is required. This could include: >Provide footpaths to areas of the centre where they are missing and where dirt tracks have formed, for example beside the Oracle apartments on College Street. >Ensure public pedestrian routes are compliant with design standards to provide disability access. This may require a study be undertaken as part of the work supporting the proposed streetscape master plan work. >Provide lighting improvements to areas perceived as having safety issues, in particular...	Underway	n/a	Delivered as part of a broader program of works. Disaggregated project costs are unavailable.	Pedestrian improvements continue through the Emu Bank Foreshore Upgrade and other infrastructure programs, including community path upgrades/ renewal program, accessibility improvements, enhanced wayfinding and safety measures. New footpaths delivered alongside Oracle apartments on College Street.	Emu Bank foreshore upgrade – City Services
93	Recommended public domain upgrades 31 (Master Plan p.100) Promote the use of the bike cage at the community bus station as part of an alternative transport solution for people both travelling to the Belconnen town centre and the city centre. This bike cage is currently underutilised and may encourage more people to cycle if promoted.	Completed	2026	Delivered within existing agency resources and funded through existing operational appropriations.	Promotion of the bike cage has occurred through ACT Government communication activities.	Cycling in Canberra - Parking your bike
94	Recommended public domain upgrades 32 (Master Plan p.102) Consider providing measures such as kerb build- outs and raised pedestrian crossings to demarcate the 40 km/h zone, rather than the current plastic speed humps. Ensure any traffic calming measures employ cyclist-oriented design and are consistent with the proposed cycling network. Most importantly avoid traffic calming that reduces lane width without providing cycling lanes, unless as part of a specially designed 'shared traffic zone' area.	Completed	n/a	Delivered within existing agency resources and funded through existing operational appropriations.	Traffic-calming measures were implemented in a manner that supports pedestrian safety while remaining consistent with the active-travel network.	ACT Government - Traffic Management
95	Recommended public domain upgrades 33 (Master Plan p.102) Encourage opportunities to establish commercially operated car sharing facilities or car hire in the centre. This may include identifying dedicated parking spaces close to apartment developments.	Superseded	n/a	Information not held.	Car-share operators continue to operate in Canberra, including in or near Belconnen Town Centre. The scale and business models of the car-share market have evolved since the Master Plan was prepared.	

96	Recommended public domain upgrades 34 (Master Plan p.102) If the current trial of smart parking is successful, implement the smart parking system to enable more efficient use of parking in the centre.	Superseded	2016	Note Cost included in Row 8 (Smart Parking Trial).	A smart parking trial was undertaken but did not progress beyond the pilot phase. The initiative has subsequently been overtaken by broader parking management approaches.	
97	Recommended public domain upgrades 35 (Master Plan p.102) Investigate the expansion of the 40 km/h zone over time to cover areas of the centre with higher pedestrian activity and traffic complexity, as indicated in Map 28. This includes areas of Josephson Street, Beissel Street, Emu Bank, Benjamin Way, Lathlain Street and Nettlefold Street.	Completed	n/a	Delivered within existing agency resources and funded through existing operational appropriations.	The 40 km/h speed zone was expanded across areas of high pedestrian activity within the town centre to improve safety and support active travel.	ACT Government - Traffic Management Belconnen Town Centre 40kph area
98	Recommended public domain upgrades 36 (Master Plan p.102) To ensure the viability of parking structures, apply and enforce parking restrictions in the centre and surrounding suburbs.	Completed	n/a	Delivered within existing agency resources and funded through existing operational appropriations.	Parking restrictions are actively enforced throughout the Belconnen town centre and surrounding streets in support of parking management objectives.	
99	Recommended public domain upgrades 37 (Master Plan p.102) Where possible, maintain or increase the provision of short-stay on-street parking.	Completed	n/a	Delivered within existing agency resources and funded through existing operational appropriations.	Short-stay on-street parking has been maintained or expanded where appropriate to support local businesses, visitors and service access.	
100	Recommended public domain upgrades 38 (Master Plan p.104) Complete the avenue of street trees at the north end of Benjamin Way. Planting of these trees has been constrained by the five 1.8 metre diameter stormwater pipes in the northern median of Benjamin Way, as indicated on Figure 22. TCCS now consider the depth of these will result in minimal future conflict with tree roots. Subject to Roads ACT agreement, the median will support the planting of trees to form a continuous avenue of trees from Belconnen Way to Emu Bank. However, due to ongoing problems with damage from Elm Leaf Beetle, TCCS require an alternative tree species to elms be used.	Ongoing	n/a	Implemented as part of ongoing service delivery and funded through existing operational appropriations	Completion of the northern Benjamin Way street-tree avenue remains constrained by major underground stormwater infrastructure. Future planting opportunities will need to balance urban-forest objectives with asset protection and flood-management requirements.	

101	Recommended public domain upgrades 39 (Master Plan p.104) Develop a street tree planting plan for the town centre core that keeps existing eucalypts where possible and ensures new large-canopied street trees are provided throughout the centre to achieve a minimum 50% shade coverage of the streets.	Completed	2023	Delivered as part of a broader program of works. Disaggregated project costs are unavailable.	Urban forest initiatives and associated planting programs have increased tree canopy and landscaping across the town centre. The Belconnen Bikeway project also delivered substantial new tree and shrub plantings.	ACT Urban Forest Strategy (territory-wide) – City Services Urban Forest Act 2023 – ACT Legislation Register Belconnen Bikeway - City Services Municipal Infrastructure Standards Part 25 Plant Species for Urban Landscape Projects – City Services
102	Recommended public domain upgrades 40 (Master Plan p.104) New street trees will require correct preparation to TCCS requirements, including structural soil cells and adequate soil and root barriers to reduce conflict with paving areas. Trees will be preferably irrigated by stormwater, ensuring a water source and helping reduce stormwater volume.	Completed	2023	Delivered as part of a broader program of works. Disaggregated project costs are unavailable.	Standards for street-tree establishment, including soil volumes, root management and supporting infrastructure, are incorporated into ACT-wide infrastructure and urban forest requirements.	ACT Urban Forest Strategy (territory-wide) – City Services Urban Forest Act 2023 – ACT Legislation Register Municipal Infrastructure Standards Part 25 Plant Species for Urban Landscape Projects – City Services
103	Recommended public domain upgrades 41 (Master Plan p.104) New trees should be species that are tolerant of urban spaces and are drought and disease resistant. This would require TCCS approval but could include species such as the Oriental Plane (<i>Platanus orientalis</i>).	Completed	2023	Delivered as part of a broader program of works. Disaggregated project costs are unavailable.	ACT Government guidance supports the use of drought-tolerant and disease-resistant tree species that are suited to urban environments and changing climate conditions.	ACT Urban Forest Strategy (territory-wide) – City Services Urban Forest Act 2023 – ACT Legislation Register Municipal Infrastructure Standards Part 25 Plant Species for Urban Landscape Projects – City Services
104	Recommended public domain upgrades 42 (Master Plan p.104) This planting plan should form part of the proposed streetscape master plan work and identify preferred species for each street as well as planting locations including where narrow verges would require on-street planting. Above ground clearances will also need to be examined in terms of TCCS minimum requirements.	Partially Completed	n/a	Delivered as part of a broader program of works. Disaggregated project costs are unavailable.	Tree planting opportunities continue to be considered across the town centre. Delivery is constrained in some locations by narrow verges, extensive paving and underground infrastructure requirements.	Nature strips - City Services Standards, codes and guidelines - City Services
Opportunities for land release (3 items)						

105	Opportunities for land release 1 (Master Plan p.77) ArtsACT is progressing the construction of a shared path next to the lake, beside the Belconnen Arts Centre. However, the future use of the land created needs to be determined. While sale of this land may assist in funding projects such as the second stage of the Belconnen Arts Centre, retention as community space associated with the Belconnen Arts Centre could be more appropriate.	Completed	2021	\$2.383m	The Belconnen Arts Centre Foreshore Path Link completed a missing section of the Lake Ginninderra shared path and delivered environmental improvements through integrated stormwater treatment measures. The land has been retained as community open space.	Belconnen Arts Centre Foreshore Path Link (Completed 2021) – City Services
106	Opportunities for land release 2 (Master Plan p.77) Investigate the future potential for redevelopment of Padthaway Gardens apartments on Section 55 as a combined carpark and residential development. This may enable better development outcomes on Section 65, fronting onto to the lake.	Not yet started	n/a	n/a	Housing ACT has no immediate plans to explore the redevelopment of Padthaway Gardens.	
107	Opportunities for land release 3 (Master Plan p.77) Together with TCCS, Sport and Recreation Services and users, develop a management strategy for the Belconnen Skate Park to ensure its ongoing improvement and maintenance.	Underway	2026 ongoing	\$0.15m	The ACT Government is preparing the ACT Skate Strategy, which is intended to provide a strategic framework for skate infrastructure, maintenance and future investment across the Territory. While the strategy has not yet been finalised, its scope is broadly consistent with the Master Plan action to develop a management approach for the Belconnen Skate Park in collaboration with users and relevant agencies	The draft ACT Skate Strategy - City Services
Recommended further studies (18 items)						
108	Recommended further studies 1 (Master Plan p.85) Continue to work with the National Capital Authority to determine any requirement to adjust the current Development Control Plans for the Belconnen Town Centre to ensure they remain consistent with this master plan.	This is a matter for the National Capital Authority	n/a	n/a	Responsibility sits with National Capital Authority.	
109	Recommended further studies 2 (Master Plan p.85) The proposed general minimum setback controls for sites with no site-specific setback requirements are provided in Table 5.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to establish minimum setback requirements across the town centre, supporting consistent built-form and public-domain outcomes.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540
110	Recommended further studies 3 (Master Plan p.85) Where a zero setback to the front property boundary is required by Table 5, additional setbacks are allowed where active uses, entrances and landscaping are provided.	Completed	2019	No discrete project cost. Implemented through statutory planning and policy processes.	Planning controls were introduced to allow additional setbacks where developments provide active uses, building entrances or landscaping that enhance the public realm.	Territory Plan Variation No. 342 Belconnen District Policy NI2023-540 Planning (Belconnen District) Technical Specifications 2026 (No 1)

111	Recommended further studies 4 (Master Plan p.86) Undertake a community facility needs assessment.	Completed	2026	n/a	In 2025 the ACT Government undertook the ACT Community, Recreation and Sports Facilities Needs Assessment and Social Infrastructure Audit to inform future planning of community infrastructure requirements. Belconnen Town Centre and Surrounds Community Infrastructure Supply and Future Demand Assessment was finalised by CRED in April 2026.	ACT Community, Recreation and Sports Facilities Needs Assessment and Social Infrastructure Audit (2025)
112	Recommended further studies 5 (Master Plan p.86) Undertake further heritage assessments of the Belconnen Library and 'Tumbling Cubes' sculpture to determine their heritage value and potential nomination for inclusion on the ACT Heritage Register.	Partially Completed	2024	n/a	The Belconnen Library has been entered on the ACT Heritage Register. Assessment of the Tumbling Cubes artwork has not yet been completed.	ACT Heritage Register - ACT Government Heritage Registration of Belconnen Library artsACT - Tumbling Cubes
113	Recommended further studies 6 (Master Plan p.92) Develop a streetscape master plan and tree planting program to provide green streetscapes throughout the centre. Review and adopt the Canberra Central Design Manual to guide public domain improvements in the centre. This could be done in conjunction with the streetscape master plan to provide one co-ordinated document.	Superseded	n/a	Delivered as part of a broader program of works. Disaggregated project costs are unavailable.	Existing ACT design guidance provides direction for public-domain improvements; however, a dedicated Belconnen Town Centre Streetscape Master Plan has not been prepared. Refer item 127 below.	Nature strips - City Services Standards, codes and guidelines - City Services
114	Recommended further studies 7 (Master Plan p.92) FORESHORE PRECINCT This precinct has potential to become a key destination for entertainment and dining. The quality of the public domain will be central to the success of the area. A high-quality public domain should also reflect the character of the location. There are opportunities to improve the area's paving, lighting and landscaping as part of future redevelopment of sites. As Emu Bank attracts more outdoor dining, public domain upgrades will be required to support the precinct's s...	Underway	n/a	<\$10m	The Emu Bank Foreshore Upgrade is progressing and will improve paving, landscaping, lighting and public-domain quality along the waterfront.	Emu Bank foreshore upgrade – City Services
115	Recommended further studies 8 (Master Plan p.94) Determine the demand from community groups, such as Rowing ACT and the Lake Ginninderra Sea Scouts, for space adjacent to the lake and how this space could be used most effectively. It is suggested areas adjacent to the former water police station would be most suitable for these uses.	Underway	2025	Delivered as part of a broader program of works. Disaggregated project costs are unavailable.	In 2025 the ACT Government undertook the ACT Community, Recreation and Sports Facilities Needs Assessment and Social Infrastructure Audit to inform future planning of community infrastructure requirements. Belconnen Town Centre and Surrounds Community Infrastructure Supply and Future Demand Assessment was finalised by CRED in April 2026.	ACT Community, Recreation and Sports Facilities Needs Assessment and Social Infrastructure Audit (2025)

116	Recommended further studies 9 (Master Plan p.94) Investigate measures to further improve stormwater quality, including the need for replacement of the Eastern Valley Way gross pollutant trap and construction of a new water quality control pond, and introduce measures such as rain gardens and ponds.	Completed	2024	\$3.6m	The Belconnen Oval Wetland has improved stormwater treatment before discharge into Lake Ginninderra, supporting improved water quality outcomes.	Belconnen Oval Wetland Canberra's urban lakes and ponds - City Services
117	Recommended further studies 10 (Master Plan p.94) Investigate the development of a community garden on the western side of the lake, including assessing the level of community interest, the land required, access and management of the facility.	Partially Completed	2025	Delivered as part of a broader program of works. Disaggregated project costs are unavailable.	The ACT Community, Recreation and Sports Facilities Needs Assessment and Social Infrastructure Audit considered a range of facilities and infrastructure, including community gardens. Community garden proposals can be supported through existing ACT Government grant and land-approval processes. However, community gardens are typically established and managed by community groups. Any future proposal would need to demonstrate community interest.	ACT Community, Recreation and Sports Facilities Needs Assessment and Social Infrastructure Audit (2025) Community Garden Grants Land use approval fact sheet Guidelines to landscape municipal infrastructure
118	Recommended further studies 11 (Master Plan p.95) Support preparation of a feasibility study and potential subsequent budget consideration to assess the merit of providing upgrades to the proposed Short Close Park. Potential upgrades could include landscaping, play equipment, seating, barbeque facilities and picnic tables, and half-height fencing along Benjamin Way to allow children to play freely.	Superseded	n/a	\$1.75m	Community feedback identified Margaret Timpson Park as the higher priority for investment, and this recommendation has not been progressed further. Commonwealth funding allocated in the 2025-26 budget.	Margaret Timpson Park improvements – City Services
119	Recommended further studies 12 (Master Plan p.101) The preferred route of a future light rail system is to be determined. Reconfiguration of streets to accommodate on-road cycle lanes and street trees will need to take a future possible light rail route into account, and current public transport reservations may be required.	Underway	n/a	Delivered as part of a broader program of works. Disaggregated project costs are unavailable.	The Belconnen–City corridor remains a strategic public transport corridor, with future rapid transit options, including light rail, continuing to be considered.	Future planning - Transport Canberra Belconnen to City Transitway - City Services Belconnen to City transitway Feasibility Study
120	Recommended further studies 13 (Master Plan p.101) Undertake a study of future public transport requirements in the centre. This could include: > the requirement and location of additional bus platforms at the Westfield bus station > the impact of allowing private vehicles to use the community bus station to link Cohen Street and Emu Bank > the consideration of additional local services in the centre, including a possible loop service, and > the requirement for the 'Intertown Public Transport' route, which is indicated on the Territory Plan map. For example, reservations at College Street and the Joynton Smith Busway are indicated despite not currently being required.	Partially Completed	2023	\$60,000 (estimated total for Actions 120 and 128 combined)	Strategic planning for future public transport connections has been undertaken, including completion of the Intertown Public Transport route action through the Belconnen District Strategy 2023. Further work is required to assess long-term public transport needs, bus station operations and future platform capacity within the town centre.	Belconnen District Strategy Future planning - Transport Canberra Belconnen to City Transitway - City Services Belconnen to City transitway Feasibility Study

121	Recommended further studies 14 (Master Plan p.102) Determine the best location to provide short-stay parking for tourist buses and towed caravans, preferably in a location within walking distance to key attractions and local businesses.	Superseded	n/a	Information not held.	Demand for dedicated tourist bus and caravan parking has not materialised.	
122	Recommended further studies 15 (Master Plan p.102) Encourage Bunnings and Westfield to undertake a design study of their carparks to identify ways of reducing the impact of queuing on the congestion of surrounding roads, particularly Lathlain Street.	Underway	n/a	Implemented as part of ongoing service delivery and funded through existing operational appropriations.	Traffic impacts associated with major retail and commercial sites continue to be monitored. Roads ACT has engaged with relevant stakeholders to identify opportunities for improved traffic management where required.	ACT Government - Traffic Management
123	Recommended further studies 16 (Master Plan p.102) Investigate a 'Smart Travel Belconnen' or similar initiative to facilitate public awareness and bring forward mode shift towards active travel and public transport options.	Underway	n/a	Implemented as part of ongoing service delivery and funded through existing operational appropriations.	ACT Government research into transport mode shift is underway and may inform future initiatives that encourage greater use of active travel and public transport within Belconnen, building on existing programs and promotional campaigns that encourage sustainable travel choices.	Walking and cycling - Transport Canberra Transport and Travel - Climate Choices
124	Recommended further studies 17 (Master Plan p.102) Prepare a centre-wide parking management plan with the objectives to maximise efficiency of car parks.	Completed	n/a	Implemented as part of ongoing service delivery and funded through existing operational appropriations.	Planning for future development precincts supports a coordinated approach to parking, including opportunities for shared parking. Parking requirements have been updated through revised parking and vehicle access provisions.	Territory Plan 2023
125	Recommended further studies 18 (Master Plan p.105) Prepare a feasibility study to determine the technical requirements for a water quality control pond and gross pollutant trap on the former Eastern Valley Way oval.	Completed	2024 to 2025	Note: Cost included in Row 116 (Belconnen Oval Wetland Project).	The objectives of this recommendation have been achieved through delivery of the Belconnen Oval Wetland, which improves stormwater treatment before discharge into Lake Ginninderra.	Belconnen Oval Wetland Canberra's urban lakes and ponds - City Services
Implementation and further studies (9 items)						
126	Implementation and further studies 1 (Master Plan p.106) BELCONNEN TOWN CENTRE DESIGN MANUAL: Public domain improvements in the city centre are guided by the 'Canberra Central Design Manual', which provides a consistent approach to elements such as paving, seating and lighting. The development of a similar manual for Belconnen town centre requires consideration; however, it may be more cost effective to adopt the Canberra Central manual.	Superseded	n/a	Information not held.	ACT planning and urban design guidance now provides direction for public-domain and place-planning outcomes. A Belconnen-specific design manual has not been prepared.	

127	Implementation and further studies 2 (Master Plan p.106) BELCONNEN TOWN CENTRE STREETSCAPE MASTER PLAN: A consolidated streetscape master plan is required to provide clear and coordinated direction on public domain improvements. This would include aspects such as a street tree planting plan, verge and paving improvements, street furniture requirements and locations, lighting improvements, and improvements to pedestrian links, including consideration of signalised crossings and possible removal of slip lanes to improve pedestrian safety. This work could be undertaken with the development of a 'Belconnen Design Manual' as outlined below.	Superseded	n/a	Delivered as part of a broader program of works. Disaggregated project costs are unavailable.	A consolidated streetscape master plan for the entire town centre has not been prepared. However, streetscape improvements continue to be delivered through precinct planning, public realm upgrades and infrastructure projects. Urban forest initiatives and associated planting programs have increased tree canopy and landscaping across the town centre, with the Belconnen Bikeway project also delivering substantial new tree and shrub plantings. Future streetscape improvements, including tree planting, pedestrian connections, lighting, street furniture and public domain upgrades, will continue to be considered through precinct planning and capital works programs as opportunities arise.	Guidelines to landscape municipal infrastructure ACT Urban Forest Strategy (territory-wide) – City Services Urban Forest Act 2023 – ACT Legislation Register Belconnen Bikeway - City Services Municipal Infrastructure Standards Part 25 Plant Species for Urban Landscape Projects – City Services Lathlain Street Precinct – Suburban Land Agency
128	Implementation and further studies 3 (Master Plan p.107) A PUBLIC TRANSPORT STUDY: A study of future public transport requirements in the town centre is required, including consideration of the need or suitability of the Cohen Street bus station and how to accommodate additional platforms, if required, at the Westfield bus station. Other considerations could include the impact of gazettement the community bus station as a road to allow private vehicles. This could also include a review of the current Intertown public transport reservations indicated on various sites in the town centre, including the reservation between CISAC and the University of Canberra.	Partially Completed	2023	\$60,000 (estimated total for Actions 120 and 128 combined)	Strategic planning for future public transport connections has been undertaken, including completion of the Intertown Public Transport route action through the Belconnen District Strategy 2023. Further work is required to assess long-term public transport needs, bus station operations and future platform capacity within the town centre.	Future planning - Transport Canberra Belconnen District Strategy Belconnen to City Transitway - City Services Belconnen to City transitway Feasibility Study
129	Implementation and further studies 4 (Master Plan p.107) A ROAD TRAFFIC STUDY: A traffic study is required to determine the future requirements of road corridors. It would potentially include Ginninderra Drive between William Slim and Aikman drives; Lathlain Street between Belconnen Way and College Street; Luxton Street between Coulter Drive and Josephson / Totterdell St; and Nettlefold Street between Coulter Drive and Egan Court.	Completed	2026	\$239,639	Traffic and transport investigations have been undertaken for the town centre, including the Belconnen to City Transitway feasibility study. The ACT Government continues to invest in transport infrastructure through projects such as the Belconnen Bikeway and the planned detailed design of bus-priority measures along Haydon Drive and Belconnen Way. Consistent with a Movement and Place approach, future planning will continue to support public transport, walking and cycling while responding to growth and evolving travel patterns within the town centre.	Future planning - Transport Canberra Belconnen District Strategy Belconnen to City Transitway - City Services

130	Implementation and further studies 5 (Master Plan p.107) AN ACCESSIBILITY STUDY: An accessibility study of the core area of the town centre is required to ensure key pedestrian routes are compliant with disability codes. This could be undertaken as part of general consideration of improvements to pedestrian routes through the centre.	Completed	2016	Delivered within existing agency resources and funded through existing operational appropriations. Active Travel Feasibility study \$0.1m	Accessibility considerations were included in the Belconnen Town Centre Active Travel Feasibility Study. Pedestrian infrastructure delivered by the ACT Government is designed in accordance with relevant accessibility legislation, standards and municipal infrastructure requirements, including provisions for accessible paths of travel, crossings and tactile indicators. ACT Government active travel design standards also apply Movement and Place and Safe System principles to support safe and inclusive access for all users.	Active Travel Facilities Design - City Services
131	Implementation and further studies 6 (Master Plan p.107) CARPARK DESIGN STUDIES: A study of the Bunnings and Westfield carparks is encouraged to investigate how a redesign could improve the congestion on Lathlain Street resulting from queuing within the carparks. These studies and any resultant redesign would be undertaken by the lessees of these carparks and would assist in creating more efficient carparking for their customers.	Superseded	n/a	n/a	Traffic impacts associated with the Bunnings and the Belconnen Markets included within the Road Traffic Study (item 129)	ACT Government - Traffic Management
132	Implementation and further studies 7 (Master Plan p.107) DEVELOPMENT OF A MANAGEMENT STRATEGY FOR THE BELCONNEN SKATE PARK: Together with TCCS, Sport and Recreation Services and users, develop a management strategy for the Belconnen Skate Park to ensure its ongoing improvement and maintenance.	Underway	ongoing	\$0.15m	The ACT Government is preparing the ACT Skate Strategy, which is intended to provide a strategic framework for skate infrastructure, maintenance and future investment across the Territory. While the strategy has not yet been finalised, its scope is broadly consistent with the Master Plan action to develop a management approach for the Belconnen Skate Park in collaboration with users and relevant government agencies	The draft ACT Skate Strategy - City Services
133	Implementation and further studies 8 (Master Plan p.108) COMMUNITY FACILITY NEEDS STUDY: The relocation of the library and community centre from the current Chandler Street sites to a more visible and accessible location on Lathlain Street is strongly supported by the management and many users of these facilities. These two buildings provide facilities for the whole Belconnen district, including meeting rooms, the library, a childcare centre, indoor sports courts, the youth centre, administration offices and a community theatre. As part of any relocation a detailed needs assessment is required to ensure any replacement facility provides sufficient space to accommodate the future needs of the growing Belconnen District, not just the town centre.	Underway	2026 ongoing	Delivered as part of a broader program of works. Disaggregated project costs are unavailable.	In 2025 the ACT Government undertook the ACT Community, Recreation and Sports Facilities Needs Assessment and Social Infrastructure Audit to inform future planning of community infrastructure requirements. Belconnen Town Centre and Surrounds Community Infrastructure Supply and Future Demand Assessment was finalised by CRED in April 2026.	ACT Community, Recreation and Sports Facilities Needs Assessment and Social Infrastructure Audit (2025)

134	Implementation and further studies 9 (Master Plan p.108) PROGRESS HERITAGE RECOMMENDATIONS: As detailed under section 3.2.1, the Belconnen Town Centre Library and Tumbling Cubes at Margaret Timpson Park were considered to have sufficient qualities to meet the assessment requirements of the ACT Heritage Act, however they require further assessment to determine if they are able to be nominated to the ACT Heritage Register. It is recommended further investigation of these items is undertaken to determine heritage significance. It is recommended that the remaining English Elm, marking the site of the Emu Bank Homestead is considered for listing on the ACT Tree Register.	Partially Completed	2024	n/a	The Belconnen Library has been entered on the ACT Heritage Register. Assessment of the Tumbling Cubes artwork has not yet been completed.	ACT Heritage Register - ACT Government Heritage Registration of Belconnen Library artsACT - Tumbling Cubes
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Engagement Report

Belconnen Town Centre community roundtable

1 September 2026, 2:00pm to 3:30pm, 153 Emu Bank Belconnen ACT 2617

Attendees

Name	Organisation
Representatives	Belconnen Community Council
Representatives	Belconnen Arts Centre
Stella Shin Representatives	Capital Region Community Services
Representative	Belconnen Alliance for High-rise Apartments
Representatives	Westfield Belconnen (Scentre Group)
-	Community member
Program Manager	Suburban Land Agency
Executive Branch Manager	City and Environment Directorate
Senior Director	City and Environment Directorate

Objectives of engagement

The Belconnen Town Centre roundtable on 1 September 2026 was hosted by City and Environment Directorate ACT Government to hear from a small group of local organisations and community representatives on the potential for a Belconnen Town Centre renewal authority.

This roundtable was held in response to an ACT Assembly resolution dated 7 May 2026 to consult with local business, community and the Belconnen Community Council on the potential to investigate a renewal authority for Belconnen Town Centre.

The roundtable provided information to attendees on the following matters:

- background on the Belconnen Town Centre and its strategic planning context.
- an update on key ACT Government initiatives in the Belconnen Town Centre.
- background on renewal authorities, with reference to City Renewal Authority (CRA) and Suburban Land Agency (SLA).
- policy and governance considerations for renewal authorities.

To facilitate discussion, several prompting questions were asked:

- What is working well in the Belconnen Town Centre?
- What challenges do we face in the Belconnen Town Centre?
- What are the current barriers to change? How can we work better together?
- Could a renewal authority help deliver future change?

Views from the roundtable have been summarised in this engagement report. It is important to note the views expressed by attendees are only indicative given the small size of the roundtable.

As part of the ACT Assembly resolution from 7 May 2026, the ACT Government was asked to “table a response to this community consultation and Government consideration in the Assembly by the first sitting day in September 2026.” This engagement report satisfies this requirement.

Key messages from engagement

- Concerns that population growth is outpacing investment in physical and social infrastructure, including transport and parking capacity, electricity infrastructure, community facilities, open space, and dedicated youth and community spaces.
- Concerns that planning, rezoning and development approvals are progressing ahead of supporting infrastructure investigations and strategic planning, creating perceptions that the cumulative impacts of growth are not being adequately assessed or managed. Attendees expressed a desire for stronger coordination across government agencies and functions to support more integrated decision-making.
- Concerns that urban renewal is not sufficiently focused on community outcomes, with attendees identifying a need for renewed community hubs, enhanced public and social spaces, improved place-making, and a stronger focus on liveability for residents and visitors.
- A Belconnen Town Centre renewal authority was discussed as a potential option to address the challenges and opportunities facing the town centre. Participants considered that such an authority could play a role in coordinating government agencies, aligning land use and infrastructure planning, overcoming siloed decision-making, and supporting community development and place-making outcomes, rather than focusing solely on economic development.
 - o Attendees did not view a renewal authority as the only means of achieving these outcomes.

Thematic summary of discussion

Emerging themes

1. Existing natural environment, commercial infrastructure and community facilities are highly valued

Discussion around the question what is working well helps to understand the current strengths of the Belconnen Town Centre. Attendees raised the following elements as working well:

- Westfield Belconnen acts a central meeting place and commercial focal point. It was viewed as a significant economic asset, with opportunity to extend its social value.
- Lake Ginninderra is a high valued natural landscape and upgraded walking paths have further increased usage and interaction with the lake.
- Rapid bus services provide a good public transport service.
- The usage of community facilities has increased, driven by recent population growth and a desire amongst youth to connect with their community. This was reflected in demand for local recreational facilities that support activities such as badminton and pickleball.

- The skate park is well used by young people and showcases a strong sense of community pride and ownership.
- Community led events such as Sly Fox Markets provide opportunities to encourage and grow local social and economic activity through cultural events, leveraging the proximity of Belconnen Arts Centre.

2. Physical infrastructure is not keeping pace with population growth

In response to the discussion question on current challenges facing the Belconnen Town Centre, attendees raised several physical infrastructure issues:

- Several attendees emphasised the overarching point that existing physical infrastructure were not keeping pace with population growth.
 - o These concerns included traffic congestion, parking and electricity grid capacity.
 - o Investment in physical infrastructure is fragmented and reactive rather than strategic and proactive.
 - o A preference for long-term strategic investment planning rather than investment that is perceived to be ad hoc or project-by-project infrastructure responses.
 - o Need for a more equitable investment in physical infrastructure across different areas of the Belconnen Town Centre.

3. Social and community infrastructure is not keeping pace with community needs

In response to the discussion question on current challenges facing the Belconnen Town Centre, attendees emphasised ongoing social infrastructure issues:

- The existing Belconnen community centre was viewed as outdated and in need of renewal. The need for a refreshed community hub was raised.
- A lack of quality open spaces and community spaces and the impact of this on families and children who are increasingly living in high-density apartments. This includes opportunities to activate the Lake Ginninderra waterfront through events and placemaking initiatives.
- In relation to young people, a significant lack of youth-focused spaces and meeting places was associated with social isolation, poor mental wellbeing and a contributing factor for anti-social behaviour.
 - o Involvement of young people in relevant planning and design-related processes to inform youth focused community spaces was suggested.
- A lack of 'community glue' in Belconnen Town Centre was raised. Participants discussed the need for social connections and shared values that are shaped by community champions who drive new ideas and facilitate local initiatives in the Town Centre.

4. Community wants to inform planning system design and appropriate planning outcomes

In response to the discussion question on current challenges facing the Belconnen Town Centre, attendees raised several planning-related issues:

- Development approvals were viewed as too site-specific with limited consideration or reflection of broader neighbourhood values and cumulative impacts.

- Calls for the sequencing of supporting studies (e.g. physical and social infrastructure) to be completed before rezoning decisions.
 - o This would help ensure appropriate amenity and supporting infrastructure was in place before approving new developments.
- Attendees valued the opportunity to discuss and influence government decision making and want to see consultation outcomes clearly shown in planning policy and decisions.

Views on a potential renewal authority

5. Views on the concept of a Belconnen Town Centre renewal authority

In response to the discussion questions on current barriers and opportunities for a renewal authority to drive change in Belconnen Town Centre, attendees raised the following views:

- The possible outcomes of renewal authorities were discussed, ranging from community development, placemaking and activation, infrastructure coordination and economic development.
- The role of a Belconnen Town Centre renewal authority was considered more suited to addressing needs related to community development, infrastructure planning, coordination and delivery and placemaking and activation.
 - o This was compared to the role and focus of the City Renewal Authority, which was understood to focus more on placemaking, activation and economic development.

6. What could a Belconnen Town Centre renewal authority achieve?

When asked whether a renewal authority could drive change in Belconnen Town Centre, attendees raised several views including:

- Stronger coordination of various government activities and functions which would overcome tendencies for government to operate in silos.
 - o Would provide a clearer mechanism for delivering integrated land-use planning and implementation.
 - o Some attendees had a perception that there was no single planning function that understood the interests of the community and coordinated development in the Belconnen Town Centre in a strategic and holistic manner.
- Could address some of the concerns expressed on the previous *Belconnen Master Plan 2016* and current *District Strategies 2023 Volume 2 District Strategies Belconnen*.
 - o Some attendees stated that previous strategic planning and consultation processes had identified many of the same issues as the roundtable, but implementation and delivery of these strategies has not met community expectations.
- Enhance placemaking and help to shift Belconnen towards as a more vibrant and liveable destination compared to being a primarily commercial and employment destination.
 - o Focusing on improving liveability for current and future residents as well as the visitor experience.

7. A range of other views were put forward on a Belconnen Town Centre renewal authority

When asked whether a renewal authority could drive change in Belconnen Town Centre, attendees raised several views including:

- The importance of community development, grassroots participation and mechanisms that support local leadership, community ownership and bottom-up initiatives alongside formal models such as renewal authorities.
- Alternative approaches to a renewal authority. This included ACT Government directorate-based taskforces or specific new dedicated work units within directorates.
 - o Attendees considered there are different approaches (e.g. urbanising agents or governance mechanisms) to addressing the issues and making improvements.
- Mixed views on the potential for levies and funding mechanisms to support the operation and/or project delivery of a new renewal authority.
- Concerns that businesses may be asked to contribute levies before key problems are addressed, and that some organisations may not be able to cover additional expenses.
- Belconnen's mix of commercial organisations, ranging from retail through to service-based organisations, may not reflect the funding base or funding mix of approaches used elsewhere, for example the City Renewal Authority.

9. Other matters impacting wellbeing for current residents and visitors

In response to the discussion question on current challenges facing the Belconnen Town Centre, attendees raised several other matters:

- Perceived and actual safety and security concerns were raised as significant issues that are exacerbated in commercial and public areas.
- Concerns around social isolation (influenced by broader societal and built environment factors) contributing to anti-social behaviour.

The above analysis is not the ACT Government response to the ACT Assembly Resolution dated 7 May 2026. It provides a summary of key themes expressed during the roundtable session only. The ACT Government response is provided in a separate document.